

**RIVERMONT PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
August 13, 2014**

**MINUTES**

**ATTENDANCE**

	ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE		ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE
Geoff Young, Pres	X			Robert May, VP	X		
Geri Ray, Sec	X			David McCaffery, Treas	X		
David McClellan	X			Don Roach		X	
Jerry Smitha	X						

**OTHERS ATTENDING**

NAME	POSITION/REPRESENTING
Lorelei Mayer	Property Manager
Jenifer Nuernberg	Resident
Trey Sims	Resident
Lance Klein	Architect
Marci Anton	Resident
Jennifer Reboulet	Resident

Meeting was **CALLED TO ORDER** at 7:02 P.M. by President Geoff Young.

**MINUTES** of the June 11 July 9 board meetings were distributed to and reviewed by board members in advance. David McCaffery made a motion to approve the minutes with the corrections offered. Bobby May seconded the motion and all approved.

**FINANCIAL REPORT**

Treasurer David McCaffery reviewed the financial report. Dues uncollected equal about \$20,000 including all past due and current year. This compares similarly to the amount at the same time last year. Bobby May made a motion to approve the report, Geri Ray seconded, and all approved.

**COMMITTEES**

Plans, Zoning & Restrictions Committee: No architectural control or code compliance items were presented for discussion.

**AD HOC COMMITTEES**

Long Term Capital Improvements (LTCI) Committee: Trey Sims reported the LTCI committee has been meeting and made a list of desires based on knowledge and previous discussions with residents. The committee worked back and forth with an architect to pull together a draft concept of a master plan for the pool park area. Very preliminary numbers could be in the \$800,000 range and phased in over a number of years; e.g. 5 – 8. Next step would be for Board to decide on a couple of priorities within the long term plan and begin working with Trey and Lance Klein to get an artist’s rendering, needed surveys, etc. This information is necessary to seek bids for the work and then to put forth a proposal for the Association membership to consider and vote upon.

David McClellan made a motion for Phase I priorities to be the pool and an open pavilion. David McCaffery seconded the motion. Extensive discussion to more clearly define and understand the process followed. All approved.

Geri Ray made a motion to authorize expenditures not to exceed \$23,000 to cover the architectural design, surveys, and artist's rendering. Preliminary estimates are \$750 for the artist's rendering, \$5,000 for the boundary, tree, and topographical surveys, and \$15,000 for the architectural design. The amount proposed in the motion is intended to give the board president the authority to work within these guidelines and not have to come back to the board if the actual costs come in slightly higher than the estimates. The surveys to be done are a one-time effort and will provide the Association with the necessary documentation for any changes that may be considered for this and future development of the property. Jerry Smitha seconded the motion and all approved. Discussion of the current available funds of the Association was included.

#### **MAINTENANCE REPORT**

- Pool and pump repairs are complete
- Tennis court needs are being addressed and work is in progress.
- Still have issues with four-wheelers moving the rocks and going down into the river area. Solution options will be investigated
- Cameras for the river park have not yet been purchased and installed, but is scheduled to be done in the short term

#### **OLD BUSINESS**

- No other old business

#### **NEW BUSINESS**

- Job Descriptions: President Young distributed the existing job descriptions for our property manager and maintenance staff in advance of the meeting for the Board's review. Discussion agreed that the descriptions would be reviewed and Geri Ray would take the lead on comparing with other similar job descriptions and offer suggestions to the Board for any needed revisions. It was also discussed to begin drafting job descriptions of a type – really more roles/responsibilities – for the board and officer positions. The work will take place over the next few months with versions being submitted for board review and revision. David McClellan also volunteered to work with Ms. Ray on draft documents.

#### **EXECUTIVE SESSION**

No executive session

#### **ADJOURNMENT**

Geri Ray motioned to adjourn the meeting at 8:01 P.M.; Bobby May seconded and all approved.

Respectfully submitted,

Geri B. Ray  
Secretary